055.0	0002	0029.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	565,000	/	565,000
USE VALUE:	565,000	/	565,000
ASSESSED:	565,000	/	565,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYNCH FRANCIS/BEATRICE/L EST
Owner 2:	
Owner 3:	
Street 1:	76 DUDLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LYNCH FRANCIS J--ETAL -
Owner 2:	LYNCH BEATRICE J -
Street 1:	76 DUDLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,559 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1875, having primarily Vinyl Exterior and 1068 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5559.000	153,600	700	410,700	565,000
Total Card	0.128	153,600	700	410,700	565,000
Total Parcel	0.128	153,600	700	410,700	565,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.03 | /Parcel: 529.0

Legal Description

User Acct 36945

GIS Ref

GIS Ref

Insp Date 10/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 055.0-0002-0029.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	153,700	700	5,559.	410,700	565,100	565,100	Year End Roll	12/18/2019
2019	101	FV	145,600	700	5,559.	410,700	557,000	557,000	Year End Roll	1/3/2019
2018	101	FV	145,400	700	5,559.	275,800	421,900	421,900	Year End Roll	12/20/2017
2017	101	FV	145,400	700	5,559.	264,000	410,100	410,100	Year End Roll	1/3/2017
2016	101	FV	145,400	700	5,559.	240,600	386,700	386,700	Year End	1/4/2016
2015	101	FV	136,000	700	5,559.	193,600	330,300	330,300	Year End Roll	12/11/2014
2014	101	FV	136,000	700	5,559.	173,100	309,800	309,800	Year End Roll	12/16/2013
2013	101	FV	136,000	700	5,559.	164,300	301,000	301,000		12/13/2012

!4452!

PRINT

Date	Time
12/10/20	19:28:32

LAST REV

Date	Time
10/09/18	10:56:08
apro	
4452	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH FRANCIS J	32056-530		11/22/2000	Convenience	1	No	No	4	
	11035-372		1/1/1901		12,166	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2007	1081	New Wind	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
2/17/2009	Meas/Inspect	277	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Meas/Inspect	277	PATRIOT
7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	36945
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5559		Sq. Ft.	Site		0	70.	1.06	11									410,738						410,700	

Total AC/HA:	0.12762	Total SF/SM:	5559	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	410,738	Spl Credit		Total:	410,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	139.971
Other Features:	55376
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	247370
Depreciation:	93753
Depreciated Total:	153617

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

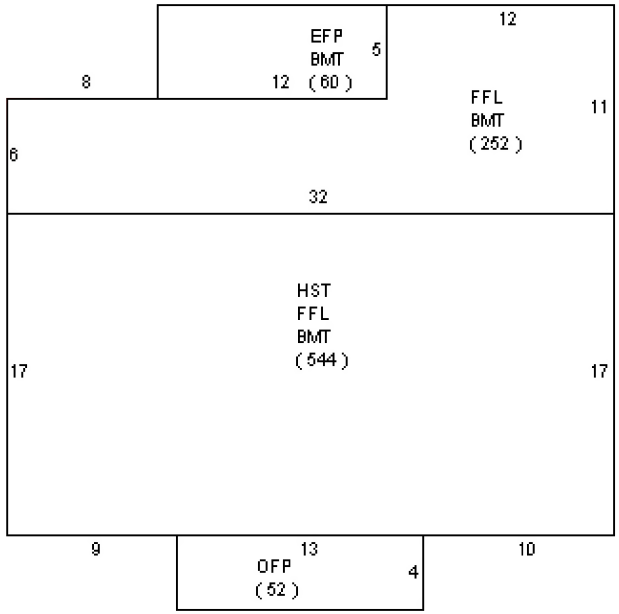
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.97
Special Features:	0	Val/Su Net:	75.44
Final Total:	153600	Val/Su SzAd	143.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	856	41.990	35,945
FFL	First Floor	796	139.970	111,417
HST	Half Story	272	139.970	38,072
EFP	Enclos Porch	60	71.690	4,301
OFP	Open Porch	52	43.450	2,259

Net Sketched Area:	2,036			Total:	191,994
Size Ad	1068	Gross Are	2308	FinArea	1068

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0029.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X14	A	AV	1940	7.19	T	40	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700